

IN THE MATTER between **LUTSEL K'E HOUSING AUTHORITY**, Applicant, and
IRENE CATHOLIQUE, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **LUTSELK'E, NT**.

BETWEEN:

LUTSEL K'E HOUSING AUTHORITY

Applicant/Landlord

- and -

IRENE CATHOLIQUE

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of five thousand five hundred forty dollars and sixty three cents (\$5540.63).

DATED at the City of Yellowknife, in the Northwest Territories this 8th day of
December, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **LUTSEL K'E HOUSING AUTHORITY**, Applicant, and **IRENE CATHOLIQUE**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

LUTSEL K'E HOUSING AUTHORITY

Applicant/Landlord

-and-

IRENE CATHOLIQUE

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	December 6, 2006
<u>Place of the Hearing:</u>	Lutselk'e, NT via teleconference
<u>Appearances at Hearing:</u>	Mary Rose Casaway, representing the applicant
<u>Date of Decision:</u>	December 6, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail and confirmed delivered. The respondent failed to appear at the hearing and the hearing was heard in her absence.

The tenancy agreement between the parties was terminated in May, 2006 when the respondent vacated the premises. The applicant retained the security deposit, applying the deposit and accrued interest to rent arrears and cleaning costs. The applicant provided a copy of the tenant ledger in evidence which indicated a balance of rent owing after the application of the security deposit in the amount of \$5540.63.

I find the ledger in order and find the respondent in breach of her obligation to pay rent.

Applying the security deposit first to the cleaning charges, I find the rent arrears to be \$5540.63, calculated as follows:

Security deposit	\$1200.00
Interest	18.37
Cleaning charges	(450.00)
Rent arrears	<u>(6309.00)</u>
Balance owing applicant	\$5540.63

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$5540.63.

Hal Logsdon
Rental Officer